128.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,200 / 869,200
					USE VALUE:	869,200 / 869,200
					ASSESSED:	869,200 / 869,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALANTOWICZ JOHN F
Owner 2:	GALANTOWICZ SARA K
Owner 3:	
Street 1:	51 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,605 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 2499 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5605.000	398,700		470,500	869,200
Total Card	0.129	398,700		470,500	869,200
Total Parcel	0.129	398,700		470,500	869,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.85 | /Parcel: 347.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82822
GIS Ref:
GIS Ref:
Insp Date: 05/29/18

!10003!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,700	0	5,605.	470,500	869,200	869,200	Year End Roll	12/18/2019
2019	101	FV	301,600	0	5,605.	441,100	742,700	742,700	Year End Roll	1/3/2019
2018	101	FV	302,600	0	5,605.	364,700	667,300	667,300	Year End Roll	12/20/2017
2017	101	FV	302,600	0	5,605.	335,200	637,800	637,800	Year End Roll	1/3/2017
2016	101	FV	302,600	0	5,605.	305,800	608,400	608,400	Year End	1/4/2016
2015	101	FV	286,100	0	5,605.	300,000	586,100	586,100	Year End Roll	12/11/2014
2014	101	FV	286,100	0	5,605.	278,800	564,900	564,900	Year End Roll	12/16/2013
2013	101	FV	286,100	0	5,605.	265,300	551,400	551,400		12/13/2012

PRINT

Date	Time
12/11/20	00:22:28

LAST REV

Date	Time
10/26/20	10:55:28
danam	
10003	

USER DEFINED

Prior Id # 1:	82822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATZ JEFFREY	1186-8		4/13/1998		267,600	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2020	1006	Insulate	22,252	C				
1/19/2011	43	Redo Bas	14,500					
3/26/2007	174	Addition	165,000	C		G9	GR FY09	REAR 2 STRY ADD /
7/22/1992	236	Manual	675					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
10/30/2008	Meas/Inspect	163	PATRIOT
9/24/2008	Fieldrev-Chg	BR	B Rossignol
1/7/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5605		Sq. Ft.	Site		0	80.	1.05	9									470,520						470,500	

Total AC/HA: 0.12867 | Total SF/SM: 5605 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 470,520 | Spl Credit | Total: 470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15675664
Const Adj.:	0.99980003
Adj $ / SQ:	150.348
Other Features:	102800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489787
Depreciation:	91100
Depreciated Total:	398687

COMMENTS

OF=TOILET/ BMT. SCUTTLE. ADD HAS GAS FHW..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2007
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

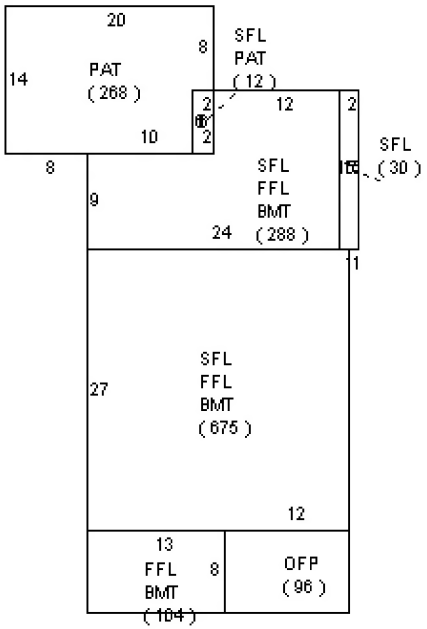
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.35
Special Features:	0	Val/Su Net:	113.43
Final Total:	398700	Val/Su SzAd	192.42

SKETCH



SUB AREA

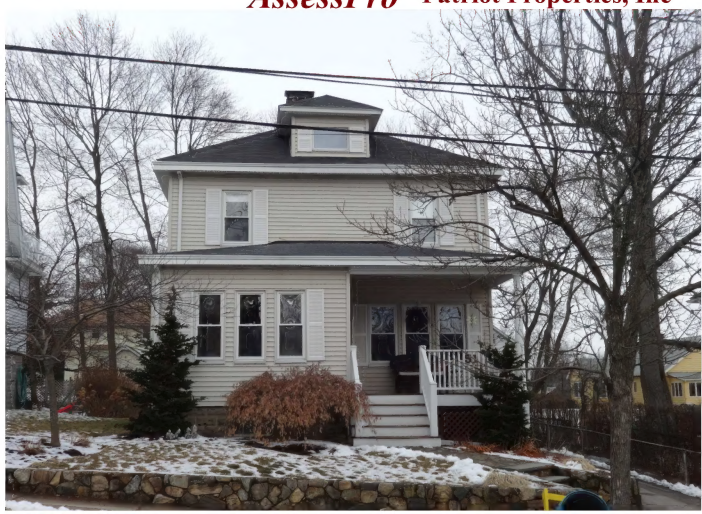
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,067	66.750	71,227
FFL	First Floor	1,067	150.350	160,422
SFL	Second Floor	1,005	150.350	151,100
PAT	Patio	280	3.590	1,005
OFP	Open Porch	96	33.680	3,233
	Net Sketched Area:	3,515	Total:	386,987
Size Ad	2072	Gross Are	3515	FinArea 2499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	